

CITY AUDITOR'S REPORT

MONDAY, JANUARY 24, 2011

2010 ADMISSION FEE/TAX

WE RECEIVED CHECKS IN THE AMOUNT OF \$3,278.46 FROM THE READING PHILLIES FOR DECEMBER'S ADMISSION FEES/TAXES. THE SOVEREIGN CENTER & PERFORMING ARTS CENTER EVENT FEES TOTALLED \$24,335.23 FOR DECEMBER SALES. EVENTS INCLUDED IN THESE RECEIPTS ARE FROM PERFORMANCES BY THE HARLEM GLOBETROTTERS, STRAIGHT NO CHASER, GREASE, KENNY ROGERS, THE NUTCRACKER, AND THE READING SYMPHONY ORCHESTRA, JUST TO NAME A FEW. ALSO THIS MONTH, WE RECEIVED \$2,187.85 FROM THE READING ROYALS HOCKEY CLUB FOR DECEMBER'S SALES.

THE 2010 BUDGETED REVENUE IS \$450,000. THE YEAR TO DATE REVENUE IS \$512,684.23 OR **\$62,684.23** MORE THAN BUDGETED. THE 2011 BUDGET LISTS \$480,000 AS EXPECTED REVENUE.

THE FOLLOWING CHARTS LIST ANNUALLY (2006-2010) THE ADMISSION FEES BY SPORT/VENUE:

ADMISSION FEE/TAX	2006	2007	2008	2009	2010
READING PHILS -1 ST ENERGY STADIUM	\$103,055.23	\$97,078.39	\$85,828.62	\$94,788.30	\$98,219.57
READING ROYALS - SOVEREIGN CENTER	\$141,145.36	\$91,274.98	\$100,129.25	\$55,054.89	\$61,494.30
OTHER- SOVEREIGN CENTER	\$190,392.71	\$213,868.85	\$236,337.38	\$232,589.23	\$252,268.74
PERFORMING ARTS CENTER	\$147,755.40	\$133,717.69	\$132,528.70	\$99,602.64	\$100,701.62
TOTAL REVENUE	\$582,348.70	\$535,939.91	\$554,823.95	\$482,035.06	\$512,684.23
BUDGETED REVENUE	\$625,000.00	\$600,000.00	\$550,000.00	\$600,000.00	\$450,000.00
OVER/UNDER BUDGET	-\$42,651.30	-\$64,060.09	\$4,823.95	-\$117,964.94	\$62,684.23

REAL ESTATE TRANSFER TAX – 1/1/2006 TO 12/31/2010

THIS IS AN UPDATE ON THE REAL ESTATE TRANSFER TAX RECEIPTS SINCE I LAST REPORTED IN MY DECEMBER 13, 2010 REPORT. THIS TAX WAS 1% ('02), 1.5% ('03), 2% ('04-'05), AND 3.5% FOR ('06-'10).

THE FOLLOWING CHART ILLUSTRATES ACTUAL DATA FROM 01/2006 - 12/2010. IN DECEMBER 2010 THERE WERE 153 REAL ESTATE TRANSFER TRANSACTIONS, OF WHICH 108 WERE TAXABLE TRANSACTIONS. THE CITY'S PROCEEDS IN DECEMBER TOTALLED \$209,455.28. THE 2011 BUDGET PROJECTS REVENUE FROM THIS SOURCE AS \$2,750,000.

	2010	2009	2008	2007	2006
January	159,017.30	148,961.51	652,118.37	571,588.55	565,766.25
February	106,687.67	142,169.66	228,471.03	490,135.40	495,734.21
March	229,645.70	185,351.64	249,460.68	436,044.99	655,032.94
April	393,268.60	258,946.66	546,640.28	535,330.62	650,388.98
May	384,978.30	242,328.73	392,206.10	855,745.40	684,972.83
June	349,449.25	204,198.52	352,496.09	641,669.28	530,414.38
July	222,286.60	182,852.57	267,767.04	663,865.08	578,620.09
August	185,037.44	189,488.42	371,358.83	808,641.08	726,966.54
September	128,921.23	301,455.52	279,643.32	399,709.39	717,483.85
October	204,050.03	273,838.88	236,179.13	484,759.56	690,448.00
November	240,401.03	214,016.65	268,455.35	539,733.18	542,137.78
December	209,455.28	232,908.94	158,499.81	288,401.49	610,938.94
Entire Year	2,813,198.43	2,576,517.70	4,003,296.03	6,715,624.02	7,448,904.79
Budget	2,500,000.00	5,000,000.00	7,215,868.00	7,215,868.00	4,760,000.00
Over Budget	313,198.43	<2,423,482.30 >	<3,212,571.97 >	<500,243.98>	2,688,904.79

THE FOLLOWING CHARTS LISTS THE TOTAL NUMBER OF MONTHLY REAL ESTATE TRANSFER TRANSACTION MINUS NON-TAXABLE TRANSACTIONS TO ARRIVE AT TAXABLE TRANSACTIONS. FOR EXAMPLE, IN JANUARY 2010 THERE WERE 145 TRANSACTIONS MINUS 54 NON-TAXABLE TRANSACTIONS, WHICH LEAVES 91 TAXABLE TRANSACTIONS.

	2010	2009	2008	2007	2006
J	145-54=91	123-55=68	213-67=146	318-59=259	397-48=349
F	103-37=66	137-44=93	190-51=139	242-50=192	457-79=378
M	212-67=145	167-47=120	174-47=127	285-56=229	445-78=367
A	193-59=134	163-54=109	282-62=220	340-68=272	367-66=301
M	208-73=135	169-40=129	225-46=179	282-50=232	421-81=340
J	185-51=134	171-60=111	213-56=157	307-52=255	371-66=305
J	149-44=105	161-62=99	201-48=153	273-70=203	318-57=261
A	161-55=106	141-48=93	195-53=142	277-62=215	319-79=240
S	114-31=83	137-39=98	183-50=133	247-45=202	259-59=200
O	201-72=129	219-67=152	184-64=120	268-46=222	336-58=278
N	120-33=87	175-65=110	156-55=101	211-45=166	326-65=261
D	153-45=108	163-44=119	134-39=95	213-51=162	276-55=221
T	1944-621=1323	1926-625=1301	2350-638=1712	3263-654=2609	4292-791=3501

REAL ESTATE TRANSFER TAX -\$1 MILLION + PROPERTIES 2010

THE BELOW MENTIONED PROPERTIES WERE SOLD DURING JANUARY-DECEMBER 2010. EACH OF THESE PROPERTIES WAS SOLD FOR IN EXCESS OF \$1,000,000. ALL OF THESE PROPERTIES ARE APARTMENTS/COMMERCIAL/INDUSTRIAL PROPERTIES AS OPPOSED TO RESIDENTIAL PROPERTIES. THESE SIX (6) LISTED PROPERTIES WERE SOLD FOR \$15,220,260 WHICH BROUGHT THE CITY \$532,709 IN REAL ESTATE TRANSFER TAXES.

DATE	PROPERTY ADDRESS	SALE PRICE	RATE 3.5%	TAX AMOUNT
04/01/10	300 S 2 ND St.	\$1,100,000	3.5%	\$38,500
04/21/10	777 Court St.	\$3,650,000	3.5%	\$127,750
05/27/10	216 Poplar	\$4,000,000	3.5%	\$140,000
06/10/10	1156 Clarion	\$3,440,260	3.5%	\$120,409
08/05/10	930 Lancaster Ave	\$1,280,000	3.5%	\$44,800
11/30/10	645 Penn St.	\$1,750,000	3.5%	\$61,250
	Sub-total	\$15,220,260	3.5%	\$532,709

- IN 2009, THERE WERE ZERO (0) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.
- IN 2008, THERE WERE FOUR (4) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.
- IN 2007, THERE WERE TWELVE (12) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.

SNOW AND ICE GRANT-2010 UPDATE

THIS IS AN UPDATE FROM MY 12/13/10 REPORT. THE COMMONWEALTH OF PENNSYLVANIA WIRED FUNDS IN THE AMOUNT OF \$50,563.32 TO THE CITY OF READING LATE LAST YEAR. WE HAVE NOW RECEIVED A GRAND TOTAL OF \$63,375.68 FROM PENNDOT FOR ICE AND SNOW GRANTS. WE BUDGETED \$50,000 IN REVENUE FOR 2010. THE 2011 BUDGET ESTIMATES \$50,000 FOR SNOW & ICE GRANTS

THE FOLLOWING CHART ILLUSTRATES SNOW & ICE GRANTS FROM 2000-2010:

YEAR	BUDGETED REV.	ACTUAL REVENUE	DIFFERENCE
2000	\$34,000	\$36,298	\$2,298
2001	\$34,000	\$45,465	\$11,465
2002	\$34,000	\$37,390	\$3,390
2003	\$45,500	\$51,346	\$5,846
2004	\$37,400	\$50,696	\$13,296
2005	\$50,000	\$42,623	(\$7,377)
2006	\$50,000	\$44,777	(\$5,223)
2007	\$50,000	\$46,833	(\$3,167)
2008	\$50,000	\$56,595	\$6,595
2009	\$50,000	\$49,330	(\$670)
2010	\$50,000	\$63,376	\$13,376